

Protected Tree/Protected Vegetation (Click for full text).

Protected Tree/Protected Vegetation. A tree or area of understory vegetation identified on an approved tree protection and replacement plan to be retained and protected during construction and/or permanently protected by easement, tract, or covenant restriction. A protected tree may be located outside or within a Native Growth Protection Area (NGPA), criticalsensitive area or criticalsensitive area buffer.

Qualified Consultant (Click for full text).

Qualified Consultant. For purposes of administering the Critical Areas regulations, “qualified consultant” shall mean a person who has attained a degree in the subject matter necessary to evaluate the critical area in question (e.g., biology or ecology for wetlands, streams and wildlife habitat; geology and/or civil engineering for geologic hazards and aquifer recharge areas), and who is professionally trained and/or certified or licensed to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the criticalsensitive area in question. Specifically, for wetlands, a qualified professional shall have at least two years of full-time work experience as a wetlands professional, including delineating wetlands using federal manuals, preparing wetland reports, conducting functional assessments, and developing and implementing mitigation plans.

21.08.020 RA-5 Semirural Residential (Click for full text).

21.08.020 RA-5 Semirural Residential

- A. **Purpose.** The RA-5 Semirural Residential zone maintains low, semirural residential densities within the Urban Growth Area on lands not suited to intense urban uses and not already characterized by urban development. Densities in this zone cannot exceed one unit per five acres, exclusive of density bonuses. The Semirural Residential zone may be used to maintain the semirural character of lands with significant amounts of criticalsensitive areas that make the land unsuited to urban development, that are characterized by urban development, and that are not appropriate for long-term agriculture or forestry use. Land uses other than residential that may be appropriate and are allowed in the Semirural Residential zone would include uses that do not impact the primarily residential character and uses of the zone.

21.08.170 Site Requirements for Residential Zones ([Click for full text](#)).

I. Minimum Open Space – Landscaping – Buffers.

1. Purpose. The purpose of the minimum open space requirement is to:
 - a. Maintain community character by providing visual relief, open space, adequate outdoor space for residents of residential developments; and
 - b. Enhance public safety by providing adequate off-street recreation space for children.
2. Requirement. The minimum open space requirement establishes the minimum percentage of a lot or a development that must be set aside as open space, as shown for each residential zone in the zone use chart. (See RZC [21.08.020](#) through [21.08.140](#).)
 - a. Lot-By-Lot Compliance. Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. Decks and porches shall be counted towards the minimum open space requirement. No portion of the open space created under this option may have a dimension of less than 15 feet.
 - b. Development-Wide Compliance. The minimum open space requirement may be measured on a development-wide basis as opposed to a lot-by-lot basis. Under this option, individual lots may be developed with as little as 10 percent of total lot square footage in open space (as defined in subsection L.2.a of this section), provided that the development as a whole meets the open space requirement called for in zone use chart for the residential zone in which the property is located. (See RZC [21.08.020](#) through [21.08.140](#).) Common open space created under this modification shall be dedicated and shall:
 - i. Serve those lots developed below the open space standard in the zone summary;
 - ii. Include an active open space area designed for recreation including picnic areas, children's play areas, and sports courts;
 - iii. Consist of a contiguous area and have no single dimension of less than 25 feet; and
 - iv. Have a minimum size equal to the total square foot reduction below the open space standard of the Site Requirements Chart for every lot in the development.
 - c. Provisions Applicable to Both Lot-By-Lot and Development-Wide Compliance.
 - i. Environmentally critical areas, buffers, front and rear lot setbacks, swimming pools, sport courts, recreational buildings, golf courses, outdoor patios and similar structures or facilities may be used to meet the minimum open space requirement.
 - ii. At least 25 percent of the minimum open space required by subsection L.2 of this section shall be outside of wetlands, streams, lakes, and **critical sensitive area** buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active recreation activities. Playgrounds, recreational buildings, swimming pools, golf courses, sport courts, and similar structures or facilities may be used to meet this requirement.

21.08.290 Cottage Housing Developments (Click for full text).

D. Special Site Requirements for Cottage Housing Developments.

3. Required Minimum Open Space.

- a. Intent. The minimum open space requirements are intended to provide a sense of openness and visual relief in cottage housing developments.
- b. Requirements.
 - i. Common open space shall:
 - A. Provide a centrally located focal area for the cottage housing development.
 - B. Be a minimum of 400 square feet per cottage.
 - C. Abut at least 50 percent of the cottages in a cottage housing development.
 - D. Have cottages abutting on at least two sides.
 - E. Be outside of wet stormwater ponds, wetlands, streams, lakes, and **criticalsensitive area** buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities.

21.40.010 Vehicle Parking (Click for full text).

G. Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.

1. Purpose. The intent of this section is to define permitted locations for the parking of recreational, utility, and commercial vehicles and vessels within residential areas of the City such that neighborhood quality and character are maintained.
2. Exemptions. Pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, and that are primarily used by the property owner for transportation purposes, are exempt from this section.
3. Recreational and Utility Vehicles – Requirements.
 - a. General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including Downtown, provided the following conditions are met:
 - i. Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.
 - ii. Recreational and utility vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
 - iii. Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken.
 - iv. Recreational and utility vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in **criticalsensitive areas**, in **criticalsensitive area** buffers, or in floodways.